



Tucson-Pima County Historical Commission
Plans Review Subcommittee

Thursday, October 22, 2009

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 1:02 p.m.

Commissioners: Terry Majewski (Chair), Bill Mackey, Sharon Chadwick, Patsy Waterfall,
Gal Witmer

Staff: Frank S. Podgorski, Michael Taku, Jonathan Mabry, Aline Torres

2. Regular Cases:

HPZ 09-37 Serrano-Second Dwelling; 616 East Speedway Boulevard (West University Historic Preservation Zone) (Zoning Violation)

Presentation by Jesus Ceden and Cynthia Field, JACA Design, LLC, on the conversion of an existing detached accessory structure (garage) located in the rear yard of a single-family residence, into a second dwelling. Discussion on the six (6') foot high perimeter wood picket fence for clarification on its location as shown on the site plan. All historic design details will match the existing residence including parapet details, all wood windows and wood doors and stucco and paint to match.

Motion by Bill Mackey to recommend approval as proposed with the conditions of the West University Historic Preservation Zone Advisory Board: 1) Six (6') foot high fence be wood picket or wrought iron, and; 2) All historic details for the dwelling to match the main residence.

Seconded by Patsy Waterfall.

Motion passed unanimously.

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HPZ 09-41 New Construction (Residence); 553 South Main Avenue (Barrio-Historico Preservation Zone)

Presentation by Kathy Hancox, architect, on an infill residential project located in the Barrio-Historico Preservation Zone. The proposed residence does not exceed the height of any existing residential structures in this development zone. The applicant requests the building setbacks be waived for compatibility with existing building setbacks. The roof parapet is approximately three (3') feet high with functioning canales. Recessed wood double-hung windows and a wood entry door similar to the wood entry door on the residence to the north will be installed. No stress joints will be used for the exterior stucco walls which will remain natural

white. There will be two mechanical units installed on the parapet roof not visible from the public right-of way. A computer simulated rendition of the residence was submitted for comment by the commissioners. The commissioners complimented the architect on the completeness of the submittal on this historic infill proposal.

Motion by Patsy Waterfall to recommend approval as proposed with details as discussed and as shown on the submitted site plan and elevation drawings.

Seconded by Sharon Chadwick.

Motion passed unanimously.

3. Courtesy Review:

City of Tucson (Information Technology Building)-Removal/Replanting of Trees; 481 West Paseo Redondo

Presentation by Irene Ogata, COT, Urban Landscape Manager, Office of Sustainable Development, on the removal of tamarisk trees and replanting of deciduous trees that are less invasive. A site location map of the Information Technology building was submitted by Ms. Ogata with a keyed plan showing which trees were to be removed and which trees would replace the removed tamarisk trees along with new tree plantings on the property. This property is located in a National Register Historic District and according to Ken Scoville, local historian, tamarisk trees defined this section of Snob Hollow back to the turn of the 19th Century in Tucson and are a character defining feature throughout the district. Mr. Scoville also suggested a management plan for all trees on the property to maintain their health and prosperity.

Motion by Terry Majewski to remove those tamarisk trees determined to be invasive and be replanted with new tamarisk trees along with other trees grouped on the property as shown on the submitted keyed plan. A landscape management/maintenance plan for the all the trees on-site be established to ensure the health and longevity of the trees as shown on the removal/planting proposal.

Seconded by Patsy Waterfall.

Motion passed unanimously.

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4. Current Issues for Information/Discussion:

- a. Minor Reviews: HPZ 97-82 Johnny Rocket's-Outdoor Seating Area; 825 East University Boulevard (West University Historic Preservation Zone) Outdoor customer seating area expansion, new wrought iron fencing, lighting and pedestrian benches. HPZ 09-45 University Perfumes-Sign; 800 East University Boulevard #106 (Change of Copy) (West University Historic Preservation Zone)

- b. Appeals: There are no current appeals at this time.
 - c. Zoning Violations: Zoning violations in historic preservation zones are reported to the Code Enforcement section of Community Services (792-CITY). If a city inspector confirms a zoning violation, the property owner is taken through the historic preservation zone review/approval process in order to abate the zoning violation.
 - d. Historic Preservation Zone Development Standards: There will be a special meeting posted for the Plans Review Subcommittee of the Tucson-Pima County Historical Commission on Thursday, November 19, 2009, to reformat the standard categories for historic reviews presented for review/recommendation to the plans review subcommittee.
5. Call to the Audience: In abstentia, Nadine Rund, chair, Armory Park Historic Preservation Zone Advisory Board requested assistance on wrought iron fences. Her inquiry is whether leaving wrought iron is acceptable (as opposed to painting). The plans review subcommittee will take up this issue at a later date.
6. Meeting adjourned at 2:07 p.m.